

# Oregon Historic Site Form

Beverly Cleary at Hollyrod Campus  
3560 Hollyrod Ct  
Portland, Multnomah County

## LOCATION AND PROPERTY NAME

address: <u>3560 NE Hollyrod Ct</u> <input type="checkbox"/> apprx. addr	historic name: <u>Beverly Cleary at Hollyrod Campus</u>
<u>Portland</u> <input type="checkbox"/> vcnty <u>Multnomah County</u>	current/ other names: <u>Fernwood Annex - Hollyrod Primary</u>
Optional Information assoc addresses: (former addresses, intersections, etc.)  location descr: (remote sites)	block nbr: _____ lot nbr: _____ tax lot nbr: _____ township: _____ range: _____ section: _____ 1/4: _____ zip: _____

## PROPERTY CHARACTERISTICS

resource type: <u>Building</u> height (# stories): <u>1</u>	total # eligible resources: <u>0</u> total # ineligible resources: <u>2</u>
elig. evaluation: <u>not eligible/non-contributing</u>	NR status: _____ (indiv listed only; see Grouping for hist dist)
primary constr date: <u>1958</u> (c.) <input type="checkbox"/> secondary date: <u>1982</u> (c.) <input type="checkbox"/> (optional--use for major addns)	NR date listed: _____
primary orig use: <u>School</u>	orig use comments: _____
secondary orig use: _____	
primary style: <u>International</u>	prim style comments: _____
secondary style: _____	sec style comments: _____
primary siding: <u>Steel</u>	siding comments: _____
secondary siding: _____	
plan type: <u>School (General)</u>	architect: <u>Scott and Payne</u>
	builder: _____
comments/notes:	

## GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>PPS Historic Building Assessment 2009</u>	<u>Survey &amp; Inventory Project</u>
farmstead/cluster name:		external site #: <u>249</u> (ID# used in city/agency database)

## SHPO INFO FOR THIS PROPERTY

NR date listed: \_\_\_\_\_  
ILS survey date: 7/2/2009  
RLS survey date: 7/2/2009  
Gen File date: \_\_\_\_\_  
**106 Project(s)**



Main entrance looking southeast

## ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

### Description Summary

Hollyrood Elementary School is located at 3560 NE Hollyrood Ct. in the Grant Park neighborhood of northeast Portland. The 0.87 acre property includes only the main school building (1959, 256). The one story building reflects the International style through its horizontal appearance, glazed curtain walls, low slope butterfly roof and wide overhanging eaves.

### Architectural Description

Hollyrood Elementary School is situated in the Grant Park neighborhood of northeast Portland. The 0.87 acre property is bounded by Hollyrood Ct. to the north, Grant Park to the south, NE 36th Ave. to the east, and NE 35th Pl. to the west. A playshed not located on PPS property is situated to the south of the school within Grant Park. The school occupies much of the property although a small play area is positioned to the east of the school. Development in the surrounding area consists primarily of single family residences built between 1910 and 1950 (Sanborn Maps, 1924-1928, 1908-1950).

Constructed of a lightweight metal frame, the one story Hollyrood School was constructed starting in 1958. The exterior skin on the north and south sides of the building is attached to six-inch steel studs. The exterior sheathing consists of plate glass windows with moveable hopper windows atop "cemesto" panels and vents. The east and west gable ends, meanwhile, are sheathed with beveled siding. A butterfly roof is visible on each of the gable ends. Louvers in the gable end ventilate the building's loft. A wide eave, supported by exposed steel beams, provide shade for both the north and south sides of the building. Although no eave is visible on the building, the cornice of the building is covered with vertical seam metal. The width of the building is achieved by anchoring the metal roof truss to the two interior corridor walls.

The building features a simple rectangular finger plan. A lobby is accessed through the north entry that faces NE Hollyrood Court. The entry, which is recessed into the building, is supported by a series of three round steel poles attached to the exposed steel purlins. A set of glazed metal doors provides entry into a small foyer and then to a corridor that extends east to west through the entire building. Another exit door extends from the corridor to the south thus forming a rough T-plan.

The classrooms are rectangular and feature built-in wood cabinetry and coat hooks on the interior walls, which provide acoustic barriers between the classrooms. The slope of the ceilings follows that of the roof, and the steel purlins are visible. Acoustic panels positioned between the purlins assist in dampening sound. Tubular fluorescent light fixtures are suspended from the classroom ceilings. Flooring largely consists of 12" by 12" linoleum floor tiles.

### Alterations/Integrity

There have been moderate alterations to the school building and grounds since its construction in 1958. Original plans suggest that the east part of the building was framed in but used for an outdoor sheltered play area. However, it appears that in 1964 two classrooms were added in this area. Other alterations include modifications to the roof flashing and roofing materials in 1979, creation of a library in 1982, a new meeting room in 1990, and entry modifications for ADA access in 1994. Despite these modifications, the building retains much of its historical integrity with the exterior windows and sheathing as well as the butterfly roof intact.

## HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

### Statement of Significance

Originally called the Fernwood Annex, the Hollyrood School was constructed in 1958 during a period of modernization and new construction initiated by Portland Public Schools (PPS) after World War II. In 1945, the citizens of Portland approved a ballot measure that provided \$5,000,000 over five years to construct, improve, and rehabilitate its public school buildings (Portland Public Schools 1945: 2). The ballot measure enabled PPS to respond to the explosive growth in school-age children that had occurred in the city as a result of the arrival of defense plant workers and their families, as well as the deferred maintenance arising from the lack of funds during the depression (Portland Public Schools 1945: 2-3). Beginning with this initial bond measure, PPS embarked on an effort to improve its school facilities through renovations, additions, and the new construction of over fifty schools between 1945 and 1970.

For the new building program, the PPS schools adopted the call of architects and school planners across the country for new types of schools. Nationally known architects including Richard Neutra, the Walter Gropius led Architects Collective, and the Perkins Will architectural firm promoted new school types that reflected both evolving educational practices and design philosophies (Ogata 2008: 567-568; Perkins and Cocking 1949: 238-246). Emphasizing the need for economy and rapid construction, the designers adopted new materials that were standardized and mass produced including steel, plywood, glass block, and aluminum. In many buildings, architects achieved flexibility through the building's structure by employing non load-bearing partition walls and zoned ventilation and heating systems. Folding walls and moveable cabinets provided additional flexibility intended to enable teachers to rearrange rooms based on lesson plan and activities (Ogata 2008: 568).

In response to the growing population of northeast Portland and the limitations of the nearby Fernwood Middle School (now Beverly Cleary), PPS acquired land on NE Hollyrood Court in 1958 for \$91,057.50 (PPS Chronology Binder). Named for the adjacent street (and the subdivision name), the school was designed by the architectural firm Scott and Payne whose plans called for a primary school that could potentially be expanded should the need arise (PPS Architectural Drawing Archives). The new school cost \$187,900.25 to construct (PPS Chronology Binder). A need to expand arose in 1964 when two new classrooms were added to the east end of the building (PPS Architectural Drawing Archives). The construction of these

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new rooms is nearly identical to those found in the original part of the building. In 1977, the school was converted for use as a K-3 school.

A native of Spokane, Washington, James Payne attended the University of Washington before relocating to Portland. After Payne's arrival in Portland around 1944, he worked for Van Evera Bailey until 1947. He subsequently worked with Roi Morin until 1949 when he joined the firm of Wick, Hilgers & Scott. In 1951, Payne obtained his architecture license and established a partnership with Gerry Scott. Scott is best known for his work with Wick, Hilgers & Scott as the architect of record for John Yeon's Portland Visitors Information Center of 1945. The firm of Scott & Payne continued until the 1970s. Best known for his work on hospitals, Payne was the architect of Seaside Hospital, Portland Osteopathic Hospital, and Redmond Hospital. In addition to work for Concordia College, Payne and Scott designed Rieke Elementary School and the first wing of Smith Elementary School (Ritz 2003: 310).

Although the Hollyrood School retains its integrity with its floor plan and many of the exterior and interior finishes intact, it is not recommended as eligible for the NRHP. The school was built during the PPS program of post-war construction but archival research does not indicate that it influenced the design of other schools buildings, the curriculum, or future planning for the school. The school is therefore not eligible for the NRHP under Criterion A. The architectural firm of Scott and Payne are known designers in the city of Portland in the late 1950s, but their influence in the design of post-war schools appears minimal. In comparison with other schools built in Portland during the post war period, the plan, utilization of materials, and massing are relatively simple and straightforward. The Hollyrood School, therefore, is not eligible for the NRHP under Criterion C.

## RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Title Records           | <input type="checkbox"/> Census Records                  | <input type="checkbox"/> Property Tax Records  | <input checked="" type="checkbox"/> Local Histories |
| <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Biographical Sources | <input checked="" type="checkbox"/> SHPO Files | <input checked="" type="checkbox"/> Interviews      |
| <input type="checkbox"/> Obituaries              | <input checked="" type="checkbox"/> Newspapers           | <input type="checkbox"/> State Archives        | <input type="checkbox"/> Historic Photographs       |
| <input type="checkbox"/> City Directories        | <input type="checkbox"/> Building Permits                | <input type="checkbox"/> State Library         |   |

Local Library: Multnomah County Library University Library: Portland State University Library  
Historical Society: Oregon Historical Society Other Repository: PPS Archives

Bibliography: Bibliography

McMath, George. "A Regional Style Comes to the City." In *Space, Style and Structure: Buildings in Northwest America*. Ed. Thomas Vaughan, 467-499. Portland: Oregon Historical Society, 1974.

Ogata, Amy F. "Building for Learning in Postwar American Elementary Schools." *Journal of the Society of Architectural Historians*, Vol. 67, no. 4, December 2008: 562-591.

Perkins, Lawrence B and Walter D. Cocking. *Schools*. New York: Reinhold Publishing Corporation, 1949.

Portland Public Schools. *Repairing, Rehabilitating and Modernizing the School Plant*. Portland: Portland Public Schools. Office of the Superintendent, 1945.

\_\_\_\_\_. *Portland Public Schools Chronology Binder*.

\_\_\_\_\_. *Portland Public Schools Architectural Drawing Archives*.

Ritz, Richard. E. *Architects of Oregon. A Biographical Dictionary of Architects Deceased – 19th and 20th Centuries*. Portland: Lair Hill Publishing, 2003.

Sanborn Map Company

1924-1928, 1908-Dec. 1950 Sanborn Maps, Multnomah County Public Library, Portland, Oregon. Available at: <https://catalog.multcolib.org/validate?url=http%3A%2F%2F0-sanborn.umi.com.catalog.multcolib.org%3A80%2F>. Accessed June 16, 2009.

Snyder, Eugene E. *Portland Names and Neighborhoods. Their Historic Origins*. Portland: Binford & Mort Publishing; 1st edition 1979.



Main entrance, looking southeast (256A).



Bank of windows located on south elevation (256A).



East elevation entrance (256A).



Bank of windows located on south elevation (256A).



North and west elevations (256A).

**Beverly Cleary @ Hollyhock Campus  
Exterior Photos  
ENTRIX, 2009**



Typical classroom built-ins (256A).



Main corridor (256A).



Library (256A).



Detail of ceiling beam (256A).



Typical classroom (256A).

**Beverly Cleary @ Hollyrood Campus  
Interior Photos  
ENTRIX, 2009**

# Beverly Cleary School (Hollywood Campus)

3560 NE Hollywood Ct, Portland OR, 97212

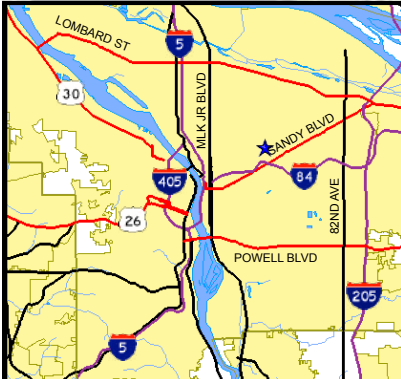
[View Site in Google Maps](#)






Aerial photo © 2009 Metro, Portland OR Imagery Date: July 12, 2007



1958 photograph of Hollywood School.



## Historical Significance and Building Integrity

-  Contrib: High Significance
-  Contrib: Moderate Signif.
-  Non-Contributing



## Building Periods

1. Main Building (256A), 1959
2. Classroom Add (256A), 1964